



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

April 1, 2010

REQUEST: Street Closing/Three Ten Foot Alleys Located on the South Side of Riverside Road, west of Levin Road and Bordering the Baltimore City/County Boundary Line

RECOMMENDATION: Approval, subject to comments from the Department of General Services.

STAFF: Kenneth Hranicky

PETITIONER: Riverside LLC.

SITE/GENERAL AREA:

Site Conditions: The three ten foot wide alleys are located on the south side of Riverside Road, west of Levin Road and bordering the Baltimore City/County Boundary Line. All three alleys are 10 feet wide and have a combined length of 639 feet 3 inches. The alleys are not improved

General Area: South of the subject alleys is the City/County boundary. On the County side the area is predominantly rowhomes. The City side the area is vacant land and a light manufacturing business and a detached single family home. North of the site is a wooded area. The alleys are unimproved and are located in M-2 zoning district.

HISTORY

There have been no previous Planning Commission actions on this property

CONFORMITY TO PLANS

The proposal to close the alleys is compatible with EARN Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors.

ANALYSIS

Riverside Properties, LLC, has requested condemnation proceedings to close three 10 foot alleys, located on the south side of Riverside Road, west of Levin Road, and bordering the Baltimore City/County Boundary Line.

Riverside Properties, LLC operates a light manufacturing business at 121 Riverside Road and is proposing to expand and double the size of its operation. The three alleys will be needed as part of its proposed expansion. All three alleys are 10 feet wide and have a combined length of 639 feet 3 inches. The alleys are not improved. All properties adjacent to the alleys are owned

by Riverside Properties, LLC except for 111 Riverside Road. A letter of consent has been acquired from Mr. Edward Bowen, owner of 111 Riverside Road.

It is staff's finding that these alleys are not needed to provide access to adjacent properties. Thus, the subject alleys are no longer needed for public purposes and can be closed; the right-of-ways declared surplus property and sold.

In advance of today's hearing on this matter, staff mailed the Brooklyn and Curtis Bay Coalition, Brooklyn-Curtis Bay Ministerial Alliance, and the Southwestern District Police-Community Relations Council notification of this action.

Thomas J. Stosur
Director